

MWSH TITAN HILL PROPERTY LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-2 Application
Sec. 702.020(e)(4) Façade and building design: 40% building frontage

Applicant:

MWSH Titan Hill Property LLC

Project:

Titan Hill Muti-Family Residential

Submitted:

September 19, 2022

Prepared by:

MWSH Titan Hill Property LLC

Proposal:

The subject property is approximately 36.72 acres - 2100 Block of Doaks Ferry Road NW in Salem, Oregon (TL 073W17B 00400). This portion of the development consists of 5 of the 6 lots subdivision (pending) approximately 24.84 acres. It is located on the northerly portion of TL 400. This site will consist of 33, three story multi-family residential buildings, 3 - two-and three-story townhome buildings, a resident clubhouse, recreation areas, amenities, parking, and stormwater facilities. This site may be constructed in multiple phases.

The applicant is proposing a development consisting of 417-apartment units and 10 townhouse units as shown on the site plans.

The applicant is requesting an adjustment to increase the number of parking spaces beyond the maximum of "1.75 times minimum number of spaces required" Sec. 806.015(d) Off street parking, Increasing the parking count from the maximum 747 (1.75) to 780 spaces (1.83)

Sec. 806.015(d) *Maximum off-street parking.*

- 1) Maximum off-street parking is based upon the minimum number of required off-street parking spaces. Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A.

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

Providing additional parking provides more parking spaces closer to the residential buildings allowing for closer access for residents in an area with steep topographical challenges. Additionally, the increased number of parking spaces will reduce the possibility of overflow parking into the abutting and surrounding residential neighborhoods, nearby school and park parking areas as well as the surrounding street system. Providing an equally or better solution to offsite parking.